

CORE5 KELLY LOGISTICS PARK AT

CARNEYS POINT - NORTH

Route 40, Carneys Point, New Jersey 08069

2 million SF of shovel-ready build-to-suit opportunities in buildings from 371,000 SF to 775,000 SF.

All utilities, infrastructure, and approvals in place. Immediate construction commencement upon execution.

KBCADVISORS
Licensed Real Estate Brokerage

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

LEASING AGENTS

CORE5 INDUSTRIAL PARTNERS

ARBOK PARTNERS

DEVELOPERS

PROPERTY SPECIFICATIONS

±2 MSF
ACROSS 4 BUILDINGS

4.0 MILES
TO NJ TURNPIKE

52,204
WORKERS WITHIN 15 MINUTES

35 MILES
TO PHILADELPHIA

20 MILLION
PEOPLE WITHIN 150 MILES

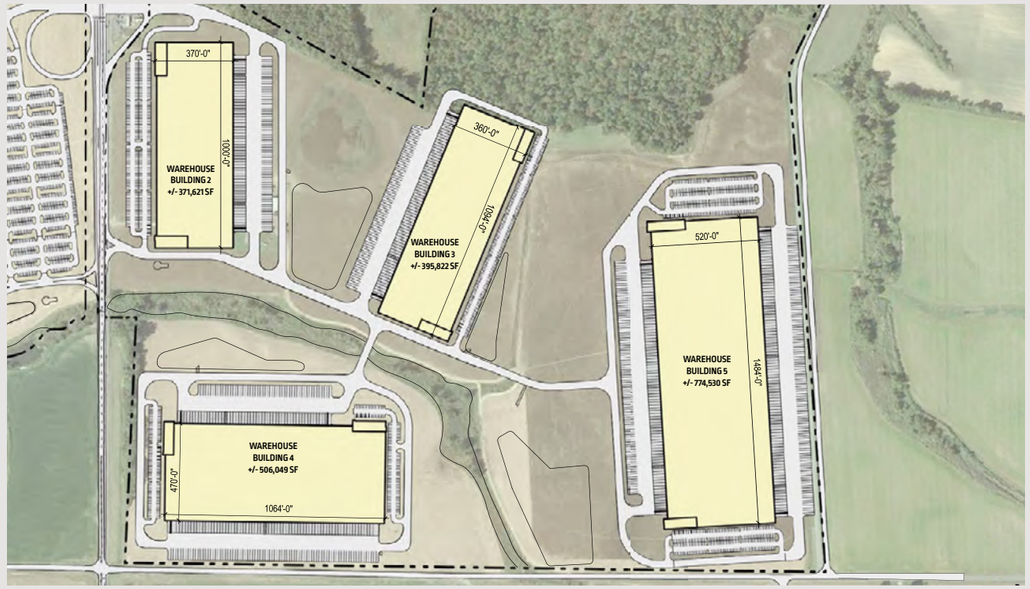
8%
PROJECTED LABOR GROWTH

2.8 MILES
TO I-295

14,894
REGIONAL JOB SEEKERS



SITE PLAN OVERVIEW



±2 MSF

4 Buildings

Core5 Kelly Logistics Park at Carneys Point North is a premier ±2 million-square-foot park located in the Northeast/ Mid-Atlantic area in a federal Opportunity Zone.

The property's state-of-the-art design includes full circulation at all buildings, market-leading loading and auto/trailer parking components, 40' clear heights, ESFR sprinkler, and LED lighting.

All utilities in place and immediately available: electric, gas, water, and sewer.

25-year PILOT+ in place for the entire park.

DIRECT ACCESS TO
MAJOR HIGHWAYS

2.8 MILES
to Interstate 295
Exit 4

4.0 MILES
to the NJ Turnpike
Exit 1a





VARIOUS SIZES TO ACCOMMODATE MULTIPLE
BUSINESS TYPES



BUILDING 2

Building Area	371,621 SF
Loading Docks	51
Drive-In Doors	2
Trailer Parking	71
Car Parking	345
Electric	500 KVA (5MW) load 3,000-amp service day 1*



BUILDING 3

Building Area	395,822 SF
Loading Docks	59
Drive-In Doors	2
Trailer Parking	71
Car Parking	219
Electric	500 KVA (5MW) load 3,000-amp service day 1*



BUILDING 4

Building Area	506,049 SF
Loading Docks	105
Drive-In Doors	4
Trailer Parking	139
Car Parking	232
Electric	750 KVA (75MW) load 3,000-amp service day 1*



BUILDING 5

Building Area	774,530 SF
Loading Docks	161
Drive-In Doors	4
Trailer Parking	211
Car Parking	470
Electric	1000 KVA (1MW) load 3,000-amp service day 1*

*Electrical service figures above detail day-one available power. 21 MW will be available to the four-building park for additional power upgrades by 2029.

ACCESS TO MAJOR DESTINATIONS AND

POPULATION HUBS



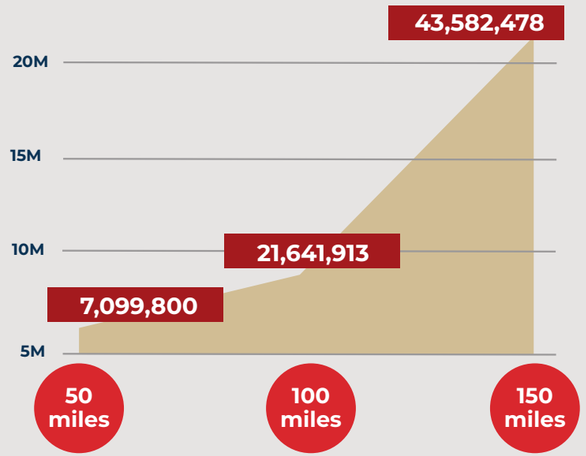
DISTANCE TO MAJOR DESTINATIONS

112 MILES
to the Port Newark/ Elizabeth

34 MILES
to Philadelphia

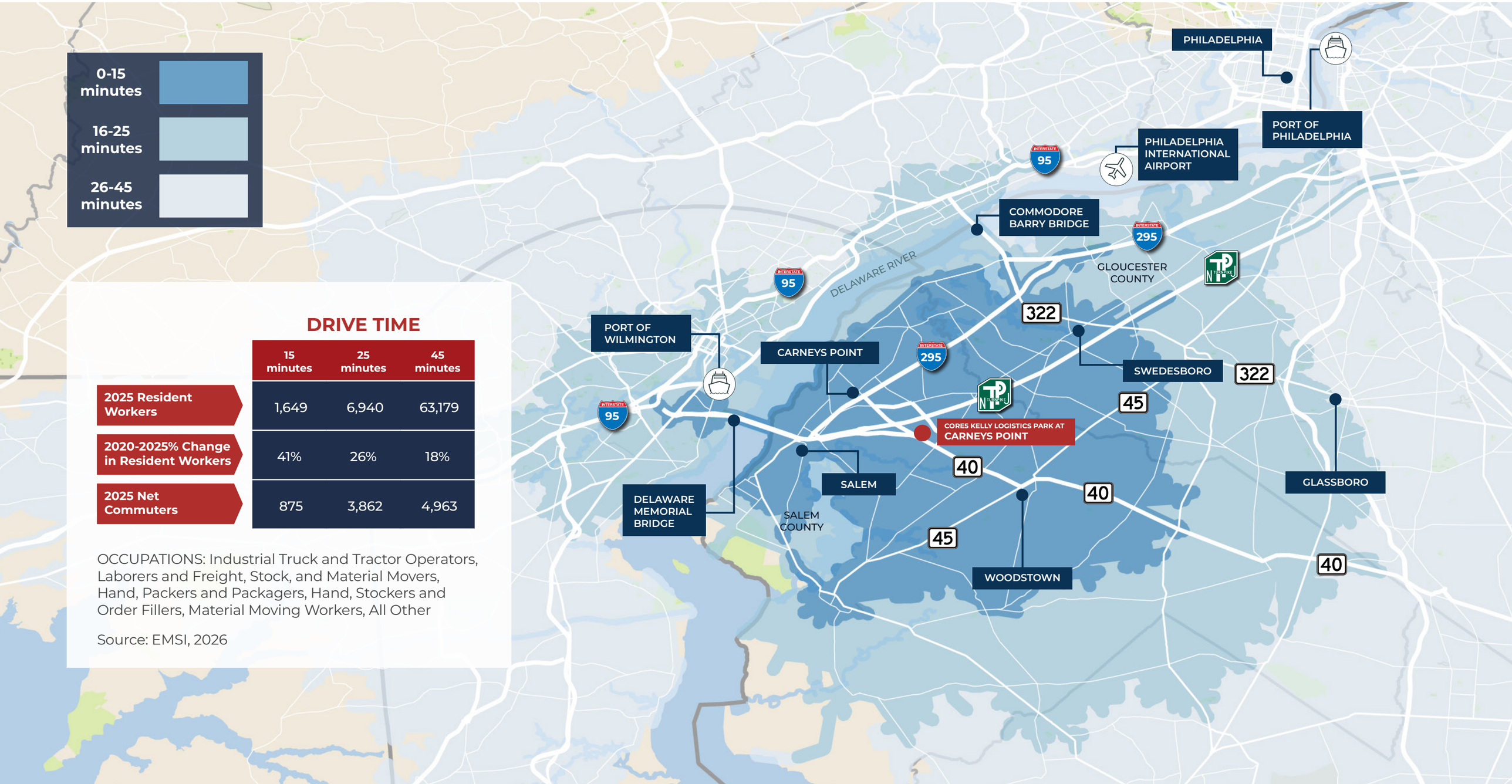
Port of Wilmington	11 Miles
Port of Philadelphia	35 Miles
Baltimore	76 Miles
Newark Airport	110 miles
Washington D.C.	113 Miles
New York	135 miles
Boston	332 Miles

PROXIMITY TO PEOPLE



SURPLUS OF WAREHOUSE LABOR WITHIN A

45 MINUTE COMMUTE TIME



DRIVE TIME

	15 minutes	25 minutes	45 minutes
2025 Resident Workers	1,649	6,940	63,179
2020-2025% Change in Resident Workers	41%	26%	18%
2025 Net Commuters	875	3,862	4,963

OCCUPATIONS: Industrial Truck and Tractor Operators, Laborers and Freight, Stock, and Material Movers, Hand, Packers and Packagers, Hand, Stockers and Order Fillers, Material Moving Workers, All Other

Source: EMSI, 2026

DEEP SUPPLY OF EXISTING
REGIONAL TALENT

COMPARISON TO NATIONAL AVERAGES

Drive Time (Mins)	2026 Civ Pop 16+ in Labor Force	2026 Employed Civilian Population 16+	2026 Employed Civilian Populaton 16+: Percent	2026 Occupation: Transportation/ Moving	2026 Occupation: Transportation/ Moving : Percent
15	40,353	37,679	93.37%	3,739	9.92%
25	265,400	248,977	93.81%	20,111	8.08%
45	1,610,136	1,518,760	94.32%	98,948	6.52%

Compensation

$39,505
Regional Average

$37,047
National Average

The national median salary for this occupations is $37,047, while the average is $39,505 within 45min.

**National average values are derived by taking the national value for your occupations and scaling it down to account for the difference in overall workforce size between the nation and your area. In other words, the values represent the national average adjusted for region size.*

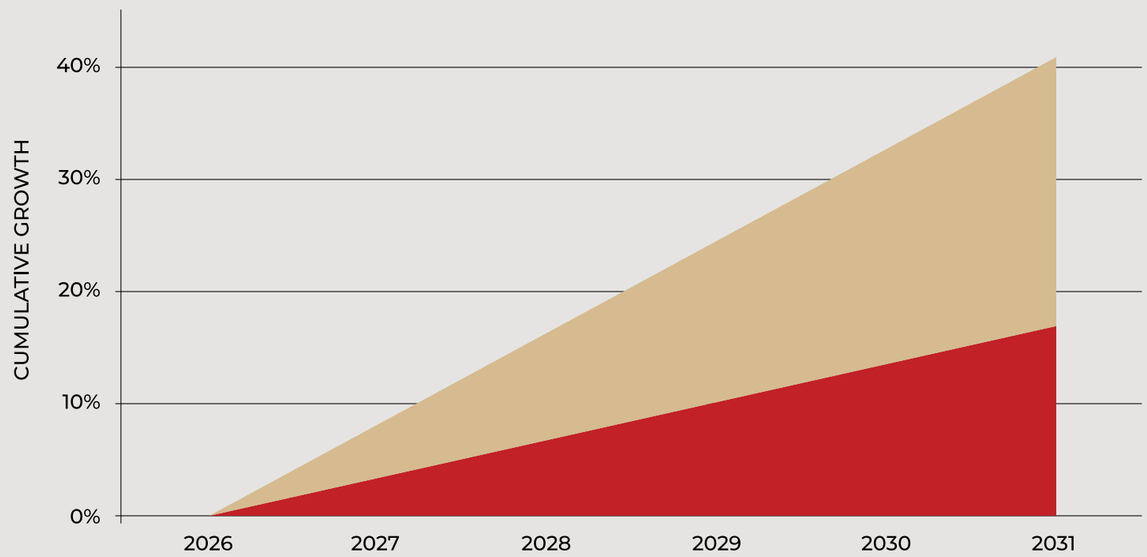
Source: EMSI, 2026

FUTURE LABOR SUPPLY GROWTH REMAINS HIGHER THAN THE
NATIONAL AVERAGE

REGIONAL VS. NATIONAL AVERAGE EMPLOYMENT

41% **Projected Growth**
(2026–2031) 15-minute drive time

vs 17% national average, same period



OCCUPATIONS: Warehouse workers and forklift (industrial truck and tractor) operators. Tan area stacks on the national average so its top edge equals the Immediate Area value; interim years interpolated between 2026 and 2031 endpoints.

Source: Lightcast; national average WH+FL data from Core 5 @ Carney's Point workbook.

CORE5 INDUSTRIAL PARTNERS

KELLY LOGISTICS PARK

AT CARNEYS POINT



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